

“STREET-SCAPE” SUMMARY

Corridor Width

- Adopts design standard, dimensioned 120'/130' **cross-sections** and location of utilities, sidewalks, and landscaping for arterial streets.
- Adopts design standard with trail (Adds 6' to R.O.W.)
- Accommodates the **right turn traffic lanes**. 70 feet from centerline to accommodate right turn lanes and 60 feet on the opposite side. This provides the 10' safety zone between the curb and sidewalk.

Flexibility For Private Development Adjacent to Corridors

- Where 120' of right of way or more is required the outer 10' could be in an easement reserved for street, sidewalk, landscape screen and utility purposes. This will allow the 10' easement area to be part of the abutting lot.
- Where additional screening and landscaping is required the front yard in the B-2, B-5, H-4, and I-3 zoning districts would be reduced to 40'. Considering the outer 10' could be easement the setback from the centerline of the street would then be 90'. Likewise where additional 10' of right of way is required for a right turn lane the setback would be reduced to 30' again the setback would be 90' from centerline.
- In those situations where the outer 10' of the right of way is not in an easement the minimum depth of a double frontage lot in a residential district would be reduced to 110' from the present 120'.

Street trees & Landscape screening

- Modify the policy to require street trees along the interstate (I-80 & I-180). The trees may be planted in the right of way with permission from the NDOR. If permission is not granted the trees shall be planted on private property adjacent to the right of way.
- The screen along major streets with double frontage lots shall consist of only plants and/or earth berms. Fences are not excluded but will not be considered in calculating the amount of screening. If fences are installed along the right of way shrubs not exceeding 4 feet in width at maturity shall be planted between the fence and the sidewalk. 30% of the screen shall be in front of the fence. Vines on the fence may make up to 50% of the required screen. The remaining required screen may be located behind the fence. Fences shall not be installed in the easement.

- A 36" wide opening or gate shall be provided in the fence for each lot to allow maintenance of the area between the pavement and the property line. Two adjoining lots may share the same opening. Such opening may be waived and the shrubs may be planted in the area between the sidewalk and fence line if a property owners association is created for the maintenance of other common facilities and will assume the maintenance of the area including the shrubs and sidewalk.
- Increases **screening requirements for parking lots:**
 - Eliminates reduction in screening when parking lots have additional setbacks
 - Increases density of screen in front yard from 60% to 90% **up to 4 feet in height.**
 - Add screening for vehicle service and queuing areas.
 - At the discretion of Planning Director standards can be modified.
- Increases **tree canopy in parking lots:**
 - Add additional deciduous trees in parking lot. Increase the ratio of parking lot trees from 1 per 10,000 sq ft. to 1 per 6,000 sq ft.
 - Only allows shade trees.
 - Simplifies the method that determines the required number of shade trees.
 - Increase minimum planting area from 36 square feet to 50 square feet.
 - At the discretion of Planning Director standards can be modified.
- **Adopts new standards for landscaping** called "*Design Standards for Landscaping Streetscapes, Medians, Boulevards, Roundabouts, and Arterial Streets.*" (Parks and Recreation)

Other Screening

- Refuse areas, waste removal areas, service yards, storage yards, recycling areas, exterior work areas, and ground level mechanical equipment within 150 feet of residential areas and/or public streets shall be screened. At the discretion of Planning Director standards can be modified.

Off premises signs

- Off premises signs shall be prohibited along freeways and expressways as shown in the comprehensive plan.

(Revised 10-28-2004)

Grandfather Clause

These revisions would only apply to new applications that have not been approved by the City.

Derek Miller, 441-6372, dmliller@lincoln.ne.gov